

ORDINANCE NO. 011213-44

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 350 ACRES OF LAND GENERALLY KNOWN AS THE HOLLY NEIGHBORHOOD PLAN AREA ("HOLLY") AND TO CHANGE THE BASE ZONING DISTRICTS ON 64 TRACTS OF LAND IN HOLLY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 64 tracts of land within the property described in File C14-01-0166, as follows:

Approximately 350 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property"), save and except the property known as:

1902 and 1914 East 6th Street
613 Chicon Street
2000, 2008, 2100, 2117 East 6th Street
2201, 2406 and 2422 Hidalgo Street
0 6th Street (0.236 ac. Blk. 1, Olt. 9, Blk 2, Olt. 10, Division A, City of Austin)
2200, 2416, 2617 East 6th Street
501 Pedernales Street
2415, 2419, 2421 East 5th Street
505 Robert T. Martinez Jr. Street
2335 East 6th Street
0 East 5th Street (2.244 ac. Blk. 3, Olt. 10, Blk. 4, Olt. 9 H&TC Addition),

generally known as the Holly Neighborhood Plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 64 tracts of land are changed from neighborhood commercial (LR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, community commercial (GR) district, family residence (SF-3) district, multifamily residence medium density (MF-3) district, and limited industrial services (LI) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, as more particularly described and identified in the chart below.

Tract	Street Address	From	To
1	1900 E 6 TH ST	CS-1	CS-CO-MU-NP
3	1917, 2129 E 7TH ST	CS-1, LI	CS-CO-MU-NP
4	2206 HIDALGO ST	CS-1, LI	CS-CO-MU-NP
	2217 E 7TH ST		
	2205 E 7TH ST	CS-1	
	2306 HIDALGO ST	LI	
	2301, 2305 E 7TH ST		
5	2310 HIDALGO ST	LI	CS-CO-MU-NP
	624 NORTHWESTERN AVE		
	2315 E 7TH ST	CS, LI	
6	626 PEDERNALES ST	CS	CS-CO-MU-NP
	624 PEDERNALES ST	LI	
	2401 2409, 2411, 2417, 2421, 2425 E 7TH ST		
8	2406 HIDALGO ST	LI	CS-CO-MU-NP
	2410, 2412 HIDALGO ST	SF-3	
10	2511, 2513, 2517 E 7TH ST	CS	CS-CO-MU-NP
	2519, 2523, 2601, 2605, 2611, 2609, 2617, 2621, 2501 E 7TH ST	LI	
	2610 DIAZ ST		
	642 CALLES ST		
12	2500 HIDALGO ST	CS	CS-CO-MU-NP
	2501 DIAZ ST		
14	2500 E 6TH ST	LI	CS-CO-MU-NP
15	2608 E 6TH ST	SF-3	MF-2-NP
17	515 PEDERNALES ST	CS-1	CS-1-CO-MU-NP
18	0 (ACR 3.44 * OF BLK 3-4 OLT 10, DIV A, H & T C ADDN) E 6 ST	LI	CS-CO-MU-NP

Tract	Street Address	From	To
20	0 (ACR 6.41 * OF LOT 3 OLT 7 * & LOT 3-4 OLT 8, H & T C ADDN), 1905, 1915 E 6TH ST, 1905, 1915 E 6 TH ST	LI	CS-CO-MU-NP
22	2033, 2105, 2001, 2107, 2021 E 5TH ST	LI	CS-CO-MU-NP
	2000, 2002, 2106, 2110, 2006 E 4TH ST		
23	417 ROBERT T MARTINEZ JR ST	GR	GO-CO-MU-NP
	2203, 2205 E 5TH ST	LI	
25	407 PEDERNALES ST	CS	CS-CO-MU-NP
	2501 E 5TH ST		
26	2506 E 4TH ST	CS	SF-3-NP
27	2509, 2511, 2513, 2515, 2517 E 5TH ST	SF-3	GR-CO-MU-NP
28	2519 E 5TH ST	CS	CS-CO-MU-NP
29	2601 E 5TH ST	CS	CS-CO-MU-NP
30	2606 SANTA ROSA ST	SF-3	GR-CO-MU-NP
	2605, 2607, 2609, 2611 E 5TH ST		
	2605 E 5TH ST		
	2609 E 5TH ST		
	2611 E 5TH ST		
31	2613 5 ST E	LR	LR-CO-MU-NP
32	2619 E 5TH ST	SF-3	GR-CO-MU-NP
33	2701, 2703 E 5TH ST	CS	CS-CO-MU-NP
	2705, 2709, 2711, 2713 E 5TH ST	LI	
34	2715 5 ST E	CS-1	CS-1-CO-MU-NP
35	412 PLEASANT VALLEY RD N	CS	CS-CO-MU-NP
36	408 PLEASANT VALLEY RD N	CS-1	CS-1-CO-MU-NP
37	2713 2 ST E	CS-1	CS-1-CO-MU-NP
38	2711 2 ST E	CS	CS-CO-MU-NP
39	104 N PLEASANT VALLEY RD	CS	CS-CO-MU-NP
	2600, 2604, 2602, 2606, 2608, 2610, 2612, 2614, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2730 CESAR CHAVEZ ST E		
40	2729, 2731 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP*
41	2709 CESAR CHAVEZ ST E	CS-1	CS-1-CO-MU-NP
42	2701, 2703, 2709 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
43	97 SAN SABA ST	CS	CS-CO-MU-NP
	2605, 2607, 2609, 2613 E CESAR CHAVEZ ST		
44	2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
45	2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
46	2401, 2403, 2405, 2409, 2421 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
47	2300, 2302, 2304, 2306, 2308, 2320, 2324, 2334, 2400, 2406, 2410, 2414, 2418, 2420 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
48	2324 E CESAR CHAVEZ ST	LO	LO-CO-MU-NP
49	2301, 2303, 2305, 2313, 2315, 2321, 2325, 2335, 2337 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP

Tract	Street Address	From	To
50	96 MILDRED ST	CS	CS-CO-MU-NP
	2201, 2203, 2205, 2207, 2209, 2211, 2213 E CESAR CHAVEZ ST		
51	2200, 2204, 2214, 2220, 2228, 2226 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
52	2100, 2104, 2108, 2112, 2116, 2122 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
53	2101, 2105, 2109, 2113, 2117, 2121, 2125, 2131 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
54	2024, 2028, 2032, 2036, 2040, 2044 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
55	97 LYNN ST	CS	CS-CO-MU-NP
	0 (LOT 1 BLK N OLT 37&38 DIV O, DRIVING PARK ADDN) ANTHONY ST		
	2005, 2009, 2013, 2017, 2023, 2027 E CESAR CHAVEZ ST		
56	97 LYNN ST	CS-1	CS-1-CO-MU-NP
57	2006, 2008, 2012, 2016, 2020 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
58	2000 CESAR CHAVEZ ST E	CS-1	CS-1-CO-MU-NP
59	1900, 1902, 1904, 1906, 1910 E CESAR CHAVEZ ST	CS	CS-CO-MU-NP
60	1910 CESAR CHAVEZ ST E	CS-1	CS-1-CO-MU-NP
61	96 LYNN ST	CS	CS-CO-MU-NP
	1901, 1903, 1905, 1907, 1909, 1911, 1913 1917 E CESAR CHAVEZ ST		
62	1900 3 ST E	CS	CS-CO-MU-NP
	301 CHICON ST		
63	2100 WILLOW ST	CS	NO-MU-CO-NP
64	2013 WILLOW ST	MF-3	SF-3-NP
65	1913, 1915 CANTERBURY ST	CS	SF-3-NP
66	2103 CANTERBURY ST	CS	SF-3-NP
67	67 ANTHONY ST	CS	SF-3-NP
	2101, 2103 GARDEN ST		
68	21102112, 2114 HOLLY ST	CS	SF-3-NP
69	2200, 2202 HOLLY ST	CS	SF-3-NP
70	2201, 2203, 2205 HOLLY ST	CS	SF-3-NP
71	0 (LOT 4 BLK K OLT 61 DIV O, DRIVING PARK ADDN), 2107, 2109, 2115 HOLLY ST	CS	GR-CO-MU-NP
72	1900 HASKELL ST	CS	SF-3-NP
73	1901 HASKELL ST	CS	NO-CO-MU-NP

PART 3. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

PART 4. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Tracts 1 through 10, 12 through 14, 16, 22, 24, 25, 28, 33, 39, 40, 42 through 47, 49 through 55, 57, 59, 61 through 63, and 73 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses on Tracts 37, 38 through 47, and 49 through 60:

Adult oriented businesses
Convenience storage
Equipment sales
Pawn shop services
Transportation terminal

Campground
Drop-off recycling collection facilities
Kennels
Residential treatment
Vehicle storage

2. The following uses are conditional uses on Tracts 37, 38 through 47, and 40 through 60:

Automotive rentals
Automotive sales
Commercial off-street parking
Custom manufacturing
Service station

Automotive repair services
Automotive washing (of any type)
Counseling services
Guidance services

3. Residential treatment use is a prohibited use on Tract 48.

4. The following uses are prohibited uses on Tract 71:

Drop-off recycling collection facilities
Residential treatment
Service station

Exterminating services
Restaurant (drive-in, fast food)
Automotive rentals

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Consumer convenience services
Hotel-motel
Indoor sports and recreation
Off-site accessory parking
Restaurant (general)

Automotive sales
Business or trade school
Communication service facilities
General retail sales (general)
Indoor entertainment
Medical offices
Pawn shop services

5. The following uses are conditional uses on Tract 71:

Private primary educational facilities
Public primary educational facilities

Private secondary educational facilities
Public secondary educational facilities

6. The following uses are prohibited uses on Tracts 63 and 73:

Local utility services
Bed and breakfast (Groups 1 & 2)
Community recreation (private)
Residential treatment

Software development
Communication service facilities
Community recreation (public)

7. The following uses are prohibited uses on Tracts 1, 8, 12, 14, 17, 18, 20, 22, 25, 28, 29 and 33:

Adult oriented businesses
Convenience storage
Kennels

Campground
Exterminating services
Pawn shop services

8. The following uses are conditional uses on Tracts 1, 8, 12, 14, 17, 18, 20, 22, 25, 28, 29 and 33:

Automotive washing (of any type)

Commercial off-street parking

9. The following uses are prohibited uses on Tracts 3, 4, 5, 6, and 10:

Campground
Drop-off recycling collection facilities
Kennels

Convenience storage
Equipment sales

10. The following uses are conditional uses on Tracts 3, 4, 5, 6, and 10:

Construction sales and services
Vehicle storage

Custom manufacturing

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

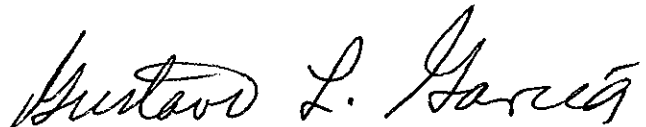
PART 7. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 8. This ordinance takes effect on December 24, 2001.

PASSED AND APPROVED

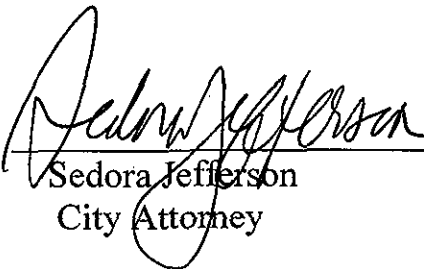
December 13, 2001

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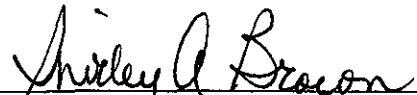
Gustavo L. Garcia
Mayor

APPROVED:

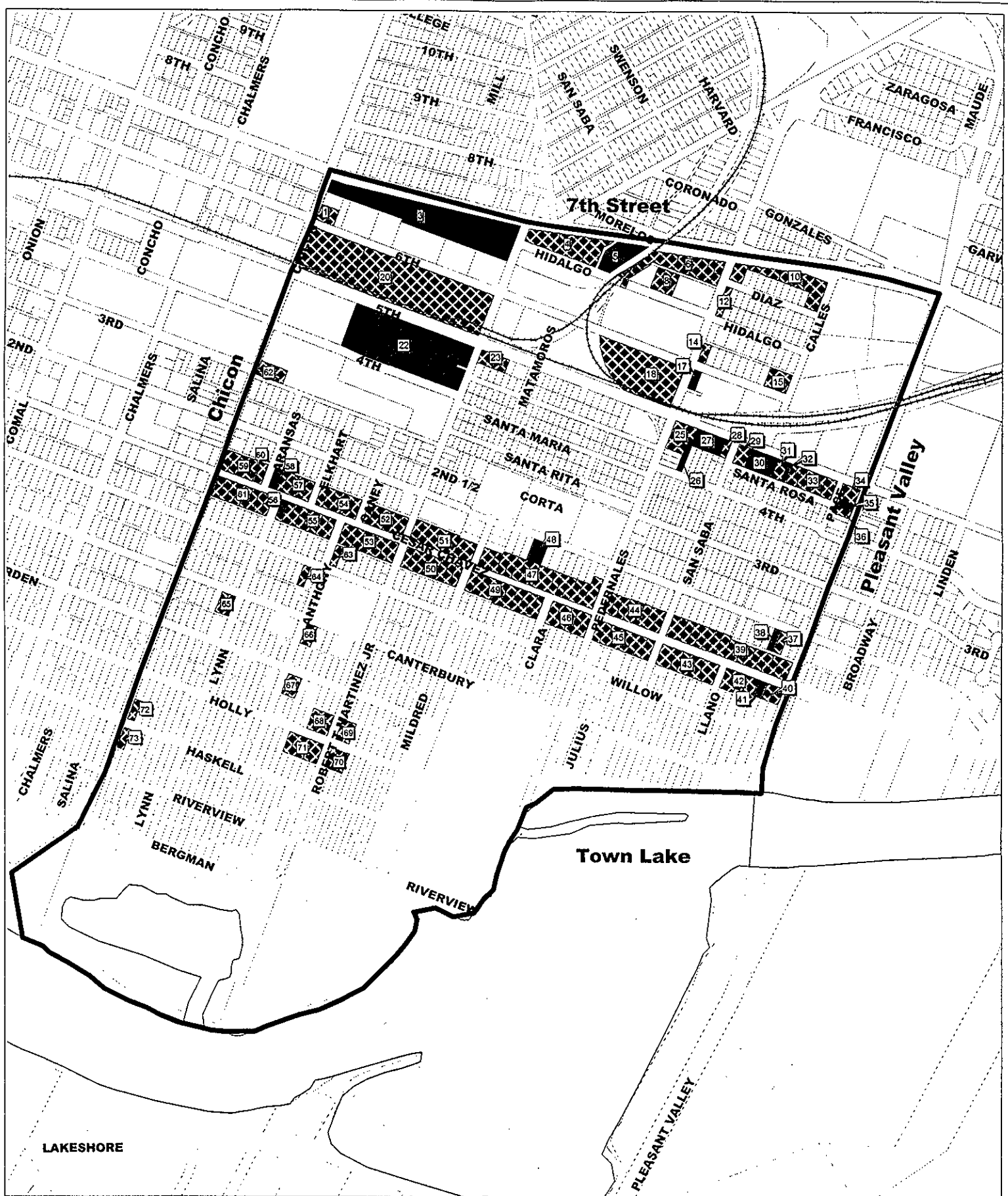


Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



Holly Neighborhood Planning Area *EXHIBIT A*

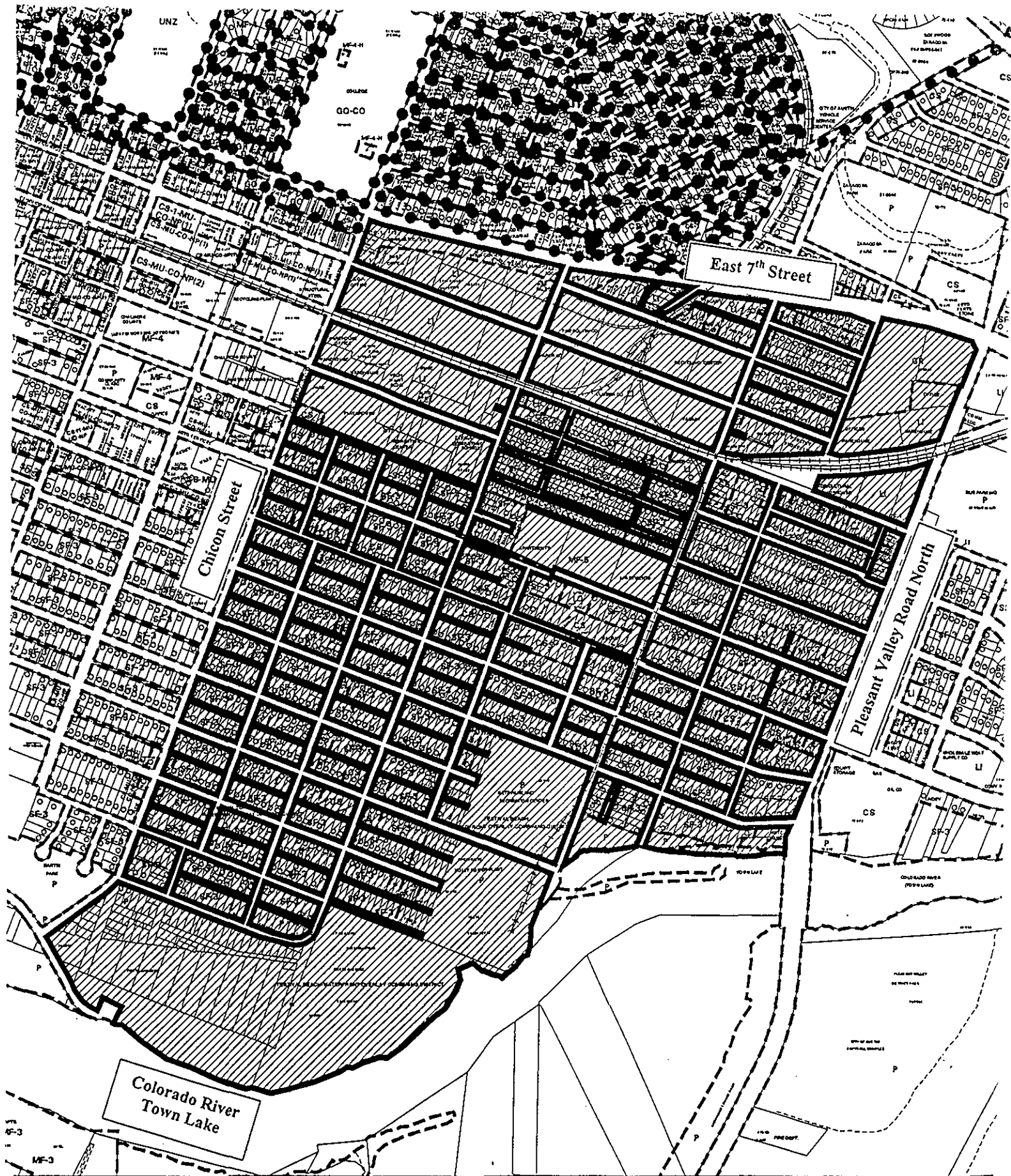
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Case # C14-01-0166


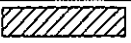

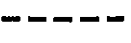
NPZD
December 19, 2001



0 0.5 Miles

Boundary
Parcels with recommended zoning changes
Other Parcels - On some residential lots Smart Growth Infill Special Uses for secondary apartments and small lot annexes would be allowed.



 1" = 800'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER K21
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-01-0166	DATE: 01-11	
	CASE MGR: W. WALSH	ADDRESS: HOLLY NPCD	INTLS: SM	
SUBJECT AREA (acres): N/A				